

ORDINANCE NO. 031120-Z-2

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE PEASE MANSION (WOODLAWN) LOCATED AT 1606 NILES ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO FAMILY RESIDENCE-HISTORIC (SF-3-H) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to family residence-historic (SF-3-H) combining district on the property described in Zoning Case No.C14H-02-0011, on file at the Neighborhood Planning and Zoning Department, as follows:

A 3.844 acre tract of land, more or less, out of the George W. Spear League Survey No. 7, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

generally known as the Pease Mansion (Woodlawn), locally known as 1606 Niles Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on December 1, 2003.

PASSED AND APPROVED

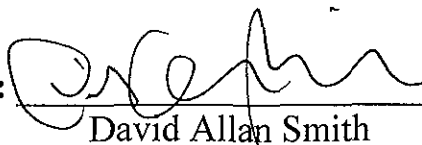
_____, November 20, 2003

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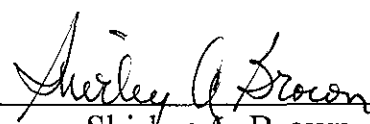
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

FIELD NOTES
FOR

3.844 ACRE TRACT

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE GEORGE W. SPEAR LEAGUE SURVEY NO. 7 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 24.7 ACRE TRACT OF LAND DESCRIBED IN A PARTITION DEED, R. NILES GRAHAM AND WIFE, AND MARGARET GRAHAM CRUSEMAN AND HUSBAND AS RECORDED IN VOLUME 374, PAGES 14-15 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING THAT SAME 3.84 ACRE TRACT OF LAND DESCRIBED IN GIFT DEED TO THE BOARD OF REGENTS, THE UNIVERSITY OF TEXAS SYSTEM AS RECORDED IN VOLUME 6411, PAGE 1835 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron pipe found at the Southeast corner of the said 3.84 acre tract, being at the intersection of the North r.o.w. line of Niles Road, a 60 foot wide public right-of-way, and the West r.o.w. line of Pease Road, a 60 foot wide public right-of-way, for the Southeast corner and PLACE OF BEGINNING hereof;

THENCE along the South line of the said 3.84 acre tract, being along the North r.o.w. line of Niles Road, N 59°59'20" W for a distance of 414.93 feet to a concrete nail found on top of a wall, being at the Southeast corner of that certain tract of land conveyed to Richard C. Hile and Susan T. Hile by instrument recorded in Volume 11926, Page 2142 of the Real Property Records of Travis County, Texas, for the Southwest corner hereof;

THENCE along the West line of the said 3.84 acre tract, N 29°50'53" E for a distance of 402.74 feet to a city bolt found in the South r.o.w. line of Northumberland Road, a 60 foot wide public right-of-way, being at the Northeast corner of that certain tract of land conveyed to Mary Jo Laird Read, Trustee, by instrument recorded in Volume 11914, Page 243 of the Real Property Records of Travis County, Texas, for the Northwest corner hereof;

THENCE along the North line of the said 3.84 acre tract, being along the South r.o.w. line of Northumberland Road, S 60°01'00" E for a distance of 416.32 feet to a 1/2 inch iron pipe found at the intersection of the South r.o.w. line of Northumberland Road and the West r.o.w. line of Pease Road, for the Northeast corner hereof;

EXHIBIT A

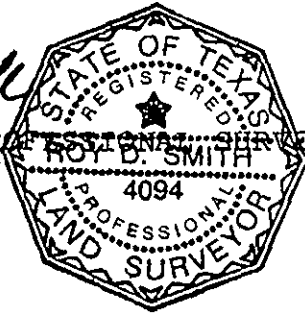
FIELD NOTES
FOR

3.844 ACRE TRACT - Page Two

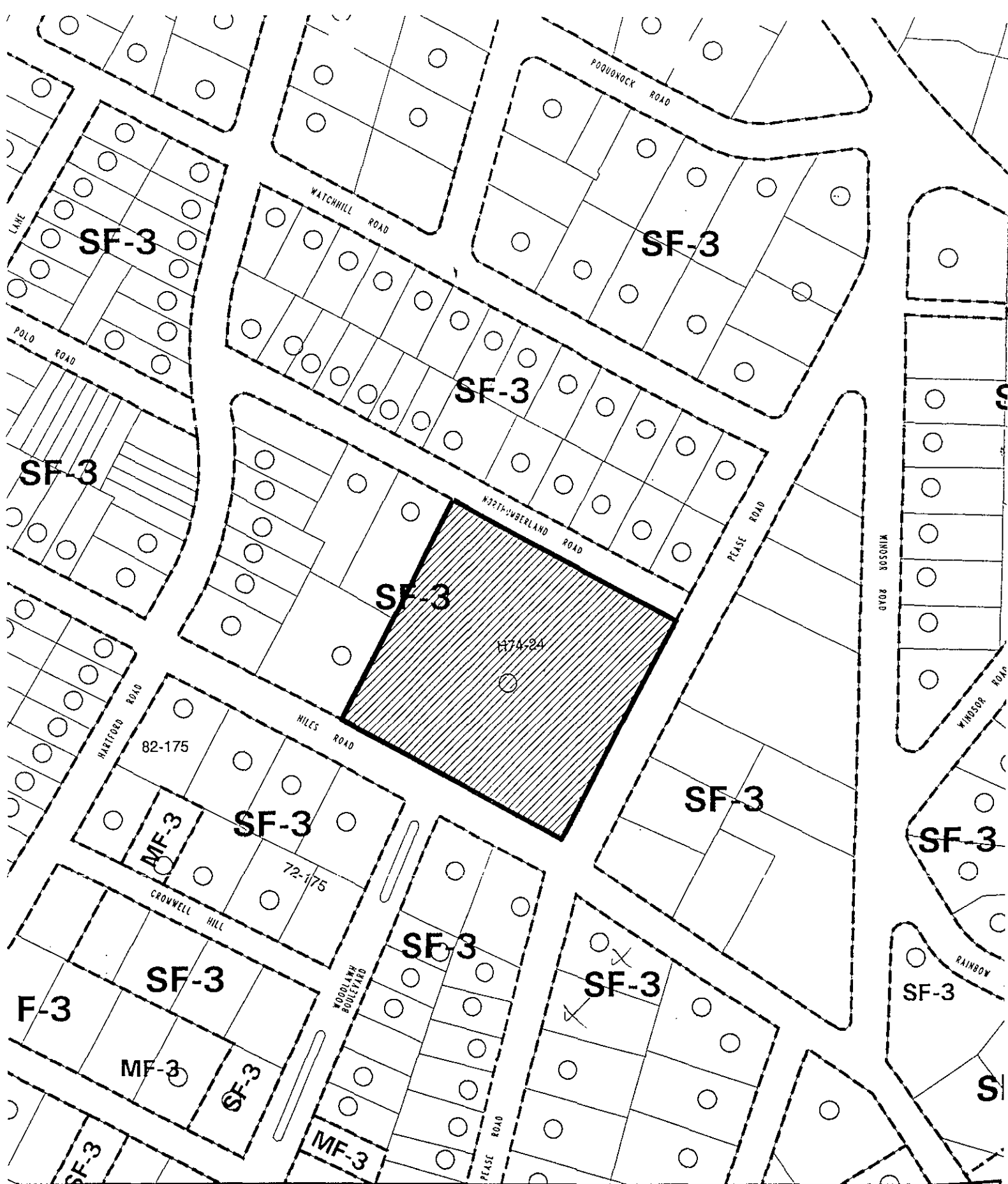
THENCE along the East line of the said 3.84 acre tract, being along the West r.o.w. line of Pease Road, S 30°02'48" W for a distance of 402.94 feet to the PLACE OF BEGINNING and containing 3.844 acres of land, more or less.




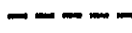
AS SURVEYED BY:
ROY D. SMITH SURVEYORS, P.C.

Roy D. Smith
ROY D. SMITH
REGISTERED PROFESSIONAL SURVEYOR NO. 4094
May 14, 1997
Updated:
March 27, 2002



Job No. 1686-96



 1" = 200'	SUBJECT TRACT		HISTORIC ZONING <i>EXHIBIT 3</i>	CITY GRID REFERENCE NUMBER H24
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: S. SADOWSKY			
CASE #: C14H-02-0011 ADDRESS: 1606 NILES ROAD SUBJECT AREA (acres): 3.853			DATE: 02-07 INTLS: SM	